WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

P-RE-06-6853

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanz H. Rucker	Hanz H. Rucker	
6853 Sunnywood Drive (ADDRESS)	(NAME) 6853 Sunnywood Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	181-1A-60.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY P. SULLA AND WIFE, CYNTHIA P. LUCAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HANZ H. RUCKER AND QUIT TRUONG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 163, on the Plan of Section 1, SUGAR VALLEY Subdivision, as shown on plat of record in Plat Book 9700, Page 374 and amended in Plat Book 9700, Page 709 in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JEFFREY P. SULLA AND WIFE, CYNTHIA P. LUCAS, by deed (DB) from BRAD ROSENBLUM DBA ROSENBLUM HOMES of record in Deed Book 11615 and Page 579 on 08/03/1999 and filed for record on 08/11/1999 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 6853 SUNNYWOOD DRIVE, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of October, 2006.

Jeffrey P. Sulla

Cynthia P. Lucas
By Jeffrey P. Sulla
Her Attorney in Fact

Davidson County DEEDWARR
Recvd: 10/27/06 10:49 2 pgs
Fees:13.00 Taxes:915.75

20061027-0133458

STATE OF Tennessee
COUNTY OF DAVIDSON

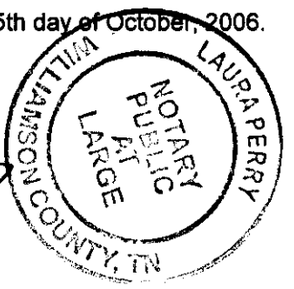
On this the 25th day of October, 2006, before me personally appeared Jeffrey P. Sulla to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of October, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

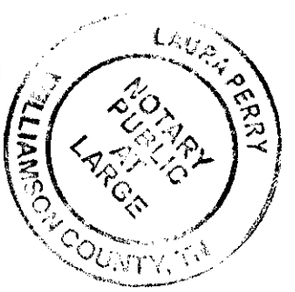
On this the 25th day of October, 2006, before me personally appeared Jeffrey P. Sulla to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cynthia P. Lucas and who acknowledged he/she/they executed the same as the free act and deed of the said Cynthia P. Lucas.

Witness my hand and official seal, this the 25th day of October, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959